

April Kelly

April was born and raised in West Texas where she has spent most of her life. She spent 8 years away living in Granbury and Fort Worth, but her home town called her back in 2017. She graduated class of '95 at Lee High School, and went to Midland College, where she received her Real Estate Certification. She married her high school sweetheart, Gary Kelly, 22 years ago. They have 2 beautiful children who attend Odessa Christian School, after many years of homeschooling. April spent many years in the dental field doing customer service when she decided to change careers and follow her passion of Real Estate. She enjoys spending time with family & friends, watching her children in their sports and activities, and traveling.

April received her real estate license in 2007 and fulfilled her dream of being able to help people find their dream home. She brings over 13 years of experience and knowledge to meet any challenge that may arise in the buying or selling process. She is trustworthy, loyal, and passionate about helping her clients buy and sell real estate. She loves to help first time home buyers fulfill their dreams of getting into their first home, as well as helping seasoned home owners with selling and buying. Serving the entire Permian Basin, April would be honored to help you with all your real estate needs. April understands the real estate industry is a “service industry” and strives to bring you exceptional service, exceeding your expectations.

April belongs to the following Boards and Associations.

Odessa Board of Realtors

Permian Basin Board of Realtors (Midland) MLS

Texas Association of Realtors

National Association of Realtors

For exceptional service, contact a professional, April Kelly, your Permian Basin Realtor.

April Kelly, Realtor

Prichard Real Estate Group

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Prichard Real Estate Group</u>	<u>9009128</u>	<u>Heather@PrichardRealEstateGroup.com</u>	<u>(432)978-6973</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Heather A. Prichard</u>	<u>0486680</u>	<u>Heather@PrichardRealEstateGroup.com</u>	<u>(432)978-6973</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Heather Prichard</u>	<u>0486680</u>	<u>Heather@PrichardRealEstateGroup.com</u>	<u>(432)978-6973</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>April Kelly</u>	<u>567161</u>	<u>AprilKellyHomes@yahoo.com</u>	<u>(432)661-1970</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO
TREC**

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
IF CERTAIN REQUIREMENTS ARE MET**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**

**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**